



**HEARINGS OFFICER**  
**JOE TURNER**  
**Sherwood City Hall & Library**  
**22560 SW Pine Street**  
**Sherwood, OR 97140**  
**October 10, 2016**  
**6:00 P.M.**

**A G E N D A**

**1. Call to Order**

**2. Public Hearing:**

(Public Hearings before the City Council and other Boards and Commissions shall follow the following procedure: Resolution 98-743, adopted June 9, 1998):

- Staff Report – 15 minutes
- Applicant – 30 minutes (to be split, at the discretion of the applicant, between presentation and rebuttal)
- Proponents – 5 minutes each (applicants may not also speak as proponents)
- Opponents – 5 minutes each
- Rebuttal – Balance of applicant time (see above)
- Close Public Hearing
- Staff Final Comments – 15 minutes
- Questions of Staff/Discussion by Body – no limit
- Decision (Note: Written comments are encouraged, and may be submitted prior to the hearing, at the hearing, or when the record is left open, after the hearing for a limited time. There is no limit to the length of written comment that may be submitted.)

**Case File No.: SUB 16-01 Del Boca Vista**

**Tax Map/Lot: 2S121B0000201**

**Location:** On the southeast side of 99W, south of SW Meinecke Pkwy.

**Proposal:** The applicant proposes to subdivide a 3.63 acre lot into 13 individual lots for single family detached homes. The property is in the Medium Density Residential High zone with densities between 5.5 to 11 units per net buildable acre. The lots are proposed to range in size from 5,011 to 8,204 square feet. The applicant proposes right in, right out access to Highway 99W for the subdivision with a new local street and pedestrian and emergency only access to nearby SW Pinehurst, a cul de sac.

**The following chapters of the Sherwood Zoning and Community Development Code are applicable to this proposal:** 16.12 (Residential Land Use Districts), 16.58 (Clear Vision and Fence Standards), 16.72 (Procedures for Processing Development Permits), 16.92 (Landscaping), 16.94 (Off Street Parking and Loading), Division VI. Public Infrastructure- 16.106 (Transportation Facilities), 16.110 (Sanitary Sewers), 16.112 (Water), 16.114 (Storm), 16.116 (Fire Protection), 16.118 (Public and Private Utilities), Division VII. (Land Division), 16.120 (Subdivision), 16.128, (Land Division Design Standards) Division VIII. Environmental Resources, 16.142 (Parks, Trees, and Open Spaces).